

**UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

IN RE:

EDUARDO U. EVERETT AND  
GLORIA R. EVERETT

DEBTORS

§  
§  
§  
§  
§  
§

CASE NO. 19-31634  
CHAPTER 7

CHIEF JUDGE DAVID R. JONES

**TRUSTEE'S MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS AND  
CLAIMS PURSUANT TO 11 U.S.C. § 363(b) and (f) and PAY BROKER COMMISSIONS AT  
CLOSING**

**THIS MOTION SEEKS AN ORDER THAT MAY ADVERSELY AFFECT YOU. IF YOU OPPOSE THE MOTION, YOU SHOULD IMMEDIATELY CONTACT THE MOVING PARTY TO RESOLVE THE DISPUTE. IF YOU AND THE MOVING PARTY CANNOT AGREE, YOU MUST FILE A RESPONSE AND SEND A COPY TO THE MOVING PARTY. YOU MUST FILE AND SERVE YOUR RESPONSE WITHIN TWENTY-ONE (21) DAYS OF THE DATE THIS WAS SERVED ON YOU. YOUR RESPONSE MUST STATE WHY THE MOTION SHOULD NOT BE GRANTED. IF YOU DO NOT FILE A TIMELY RESPONSE, THE RELIEF MAY BE GRANTED WITHOUT FURTHER NOTICE TO YOU. IF YOU OPPOSE THE MOTION AND HAVE NOT REACHED AN AGREEMENT, YOU MUST ATTEND THE HEARING. UNLESS THE PARTIES AGREE OTHERWISE, THE COURT MAY CONSIDER EVIDENCE AT THE HEARING AND MAY DECIDE THE MOTION AT THE HEARING.**

**REPRESENTED PARTIES SHOULD ACT THROUGH THEIR ATTORNEY.**

*Due to the cost of mailing, copies of the exhibits referred to herein are not included with the physical copy of this motion served on parties-in-interest. If you desire a copy of the exhibits, please email [mmyers@rossbanks.com](mailto:mmyers@rossbanks.com) and an electronic copy will be provided.*

**To the Honorable David R. Jones,  
Chief United States Bankruptcy Judge:**

COMES NOW Randy W. Williams, Trustee and would show as follows:

**A. Jurisdiction, Venue and Constitutional Authority**

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. § 1334. This matter is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A) and/or (N) and arises in and/or under Title 11. The statutory predicate for the relief sought herein is Federal Rule of Bankruptcy Procedure 9019.

2. Venue is proper under 28 U.S.C. §§ 1408 and/or 1409.

3. This Court has constitutional authority to enter a final order regarding this matter. This motion concerns essential bankruptcy matters which have no equivalent in state law thereby rendering the

Supreme Court's opinion in *Stern v. Marshall* inapplicable. See *In re Carlew*, 469 B.R. 666, 672 (Bankr. S.D. Tex. 2012) (discussing *Stern v. Marshall*, 131 S.Ct. 2594 (2011)). In the alternative, all the matters addressed in this motion are essential bankruptcy matters which trigger the public rights exception. See *Id.*

### **B. Background**

4. On March 27, 2019 (the "Petition Date"), Eduardo and Gloria Everett (the "Debtors") filed for voluntary Chapter 7 bankruptcy protection. On the same date, the Trustee was appointed interim Chapter 7 Trustee and, having since accepted the appointment and posted the requisite bond, became permanent Trustee.

5. On the Petition Date, the Debtors owned the real property and improvements located at 3116 Kenta, Marrero, Louisiana 70072 (the "Property"). The Property is encumbered by a mortgage in favor of Standard Mortgage Corp, with a balance of approximately \$94,022.00 per the Debtor's Schedules.

6. On July 17, 2019, the Trustee filed an application to employ BK Global Real Estate Services ("Broker"), to assist him with the marketing and sale of the Property [Docket Number 33]. On August 2, 2019, the Court entered an Order authorizing the Trustee's employment of Broker [Docket Number 34], see **Exhibit A** (the "Employment Order"). A copy of the Court approved listing agreement is attached as **Exhibit B** (the "Listing Agreement").

7. Shortly after approval of retention of Broker, the Property was listed for sale for \$125,000.

### **C. Motion to Sell**

8. The Trustee proposes to sell the Property to George Saltz ("Buyer") for the sum of \$112,500, plus a buyer's premium of \$3,500.00, subject to the terms and conditions set forth in the attached **Exhibit C** (the "Sales Contract"). The offer by Buyer is a full list price offer and, as such, the Trustee believes it to be for fair and reasonable consideration and in the best interests of the Estate and its creditors. The Estate had previously received a list price offer for the Property; however, that buyer elected to terminate the contract after a physical inspection of the property. The Trustee requests that he be allowed to pay at closing the outstanding mortgage owed to Standard Mortgage Corp, all outstanding property taxes; broker commissions (as described below) and all usual and customary closing costs, which include, but are

not limited to, survey costs/reimbursements; escrow fees, title commitment fees, fees for tax statements/certificates, fees for preparation of a deed, recording fees and delivery/filing charges.

9. Although the Trustee is not aware of any liens against the Property, other than the mortgage and property taxes, out of an abundance of caution, he requests that the Property be sold free and clear of liens and claims pursuant to 11 U.S.C. § 363(f), with the same attaching to the proceeds of sale in the same order, priority and validity that existed on the Petition Date.

10. The Trustee further requests authorization to pay Broker the 6% commission provided for in the Listing Agreement approved by the Employment Order, with that commission being split between Broker and the real estate broker for the Buyer pursuant to the Sales Contract. The Trustee posits that the commission proposed to be paid is well within the usual and customary range of broker's commissions paid on real property sales of the type involved herein. The Trustee requests permission to pay these amounts at closing of the sale of the Property.

WHEREFORE based on the foregoing, the Trustee requests all relief sought herein and for such other and further relief to which he may show himself to be entitled.

Respectfully submitted,

*/s/ Marc Douglas Myers*

---

Marc Douglas Myers  
Ross, Banks, May, Cron & Cavin, P.C.  
SBN 00797133  
7700 San Felipe, Suite 550  
Houston, Texas 77063  
(713) 626-1200; (713) 623-6014 fax  
[mmyers@rossbanks.com](mailto:mmyers@rossbanks.com)  
COUNSEL FOR THE TRUSTEE

#### **CERTIFICATE OF SERVICE**

I hereby certify that on September 27, 2019, a true and correct copy of the foregoing was sent via regular US mail to the Debtor(s), counsel for the Debtor(s), the Trustee, counsel for the Trustee, the US Trustee, all creditors and all persons requesting notice as set forth in the attached unless otherwise served by the CM-ECF system.

*/s/ Marc Douglas Myers*

---

Marc Douglas Myers



ENTERED  
08/02/2019

EXHIBIT "A"

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

IN RE:

EDUARDO EVERETT AND GLORIA  
EVERETT

DEBTOR

§  
§  
§  
§  
§  
§

CASE NO. 19-31634  
CHAPTER 7

JUDGE DAVID R. JONES

**ORDER GRANTING TRUSTEE'S APPLICATION TO EMPLOY REAL ESTATE BROKER**

(Docket # 33 )

CAME ON for consideration the Trustee's Application to Employ Real Estate Broker ("Application") and the Court being of the opinion that it should be granted, it is therefore:

ORDERED that the Trustee is authorized to employ BK Global Real Estate Services, with Patrick Butler as broker-in-charge, to assist in the sale of the real property referenced in the Application on the terms and conditions stated in the listing agreement attached to the Application, which is approved; and it is further;

ORDERED that the Trustee is hereby authorized to execute any and all documents necessary to consummate the above transaction.

**Signed: August 01, 2019**

  
\_\_\_\_\_  
DAVID R. JONES  
UNITED STATES BANKRUPTCY JUDGE

EXHIBIT "B"

**BK Global Real Estate Brokerage Listing Agreement**

This Real Estate Brokerage Listing Agreement ("Agreement") is between Randy Williams ("TRUSTEE") and **BK Global Real Estate Services LLC** ("BROKER")

**Authority to Sell Property:** Trustee gives Broker the right to be the EXCLUSIVE BROKER in the sale of the real and personal property (collectively "Property") described below:

3116 KENTA DR MARRERO, LA 70072

Upon full execution of a contract for sale and purchase of the Property and court approval, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. **Trustee** and **Broker** acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local law. **Trustee** certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

**Price:** The starting listing price of the property will be: **\$125,000**. If there are no acceptable offers after 15 days, the list price will be reduced 5% and will reoccur every 15 days until the listing expires or if an acceptable offer is received.

**Brokers Obligations:** Broker will assist the Trustee to make commercially reasonable efforts to procure the consent and agreement of the senior mortgagee ("Secured Creditor"), if necessary due to a short sale or insufficiency of the net proceeds of sale, to:

procure a purchaser for the Real Property with the best qualified offer during a public sale.

- a) Release its lien with respect to the Property; and
- b) Agree to a 11 U.S.C. § 506 surcharge to (x) pay our fee and expenses, any commission payable to the local real estate broker and all other fees and expenses associated with the sale, and (y) provide a carve-out for the benefit of allowed unsecured creditors of the estate.

**Brokers Duties:** Broker duties will include but will not be limited to the following services;

- Researching the real estate, running title and lien searches to identify creditors for resolution and any title issues.
- Advising the trustee of any issues and discuss potential resolutions.
- Conducting the resolutions under the trustee's direction.
- Assisting the trustee in the collection of documents and information for employment.
- Making and identifying the correct contact with any secured creditors where applicable.
- Notifying the secured creditor of the upcoming sale and identifying servicer requirements.
- Assisting the trustee in establishing market value and negotiating with the Servicer an acceptable sales price and establishing a carve-out, if necessary.
- Development of online marketing, email campaign and full nationwide marketing services.
- Conducting an online sale.
- Use of the BK Global technology platform.
- Assist the trustee in the review of all offers and coordinate the final documentation of the offer accepted by the trustee.
- Managing contract requirements such as inspections, appraisals and HOA applications.
- Coordinating closings and assisting the trustee in the collection of required information for court filing.
- Closing the transaction and ensure the estate has received the appropriate funds.

**Local Listing Brokers Obligations:** Broker will select a **Local Listing Broker** to co-list the property and provide limited services. **Trustee** will retain both **Broker** and the **Local Listing Broker** to market the Property for sale to the public under a separate listing agreement.

**Local Listing Brokers Duties:** Local Listing Brokers duties will include but will not be limited to the following services;

- Inspecting the property and completing a broker's price opinion.
- Listing the property in the multiple listing service (MLS).
- Posting a for sale sign in the yard and coordinating showings.

**Trustee Obligations:** In consideration of **Broker's** obligations, **Trustee** agrees to:

- a) Cooperate with **Broker** in carrying out the purpose of this Agreement
- b) Assist the Broker as needed in obtaining the keys to the Property and make the Property available for **Broker** to show during reasonable times.
- c) File all court motions and documents in a timely manner to ensure a successful sale.
- d) Advise **Broker** of any special issues or court requirements.

**Compensation: 6% Real Estate Commission** will be paid out of the proceeds off the sale and is due and paid at closing. The commission will cover the costs of the **Broker, Local Listing Broker** and **Buyers Broker**. The commission will be paid as follows:

- 2% Broker
- 2% Local Listing Broker
- 2% Buyers Broker

**Term of Agreement:** The term of this Agreement will commence when signed by the **Trustee** and the court approves it. This Agreement will automatically terminate upon the closing of the sale of the Property, or it may be terminated by either party for any or no reason after 180 days from commencement. In addition, this Agreement will be terminated if the **Trustee** files a Report of No Distribution, files a Notice of Abandonment of the subject property, or submits a Trustee's Final Report to the Office of the United States Trustee.

**Broker** acknowledges and agrees that (a) the **Trustee** is not executing this Agreement in an individual capacity, but solely as trustee of the estate, (b) **Broker** does not and will not have any right or claim with respect to the estate and (c) **Brokers** sole recourse for payment of real estate commission, fees and expenses will be paid at closing with court approval.

This Agreement constitutes our complete agreement on this matter and supersedes all prior agreements and representations concerning the same. It may not be modified or amended except in a writing signed by both parties.

**(the remainder of this page is left intentionally blank)**

The effective date of this agreement is \_\_\_\_\_.

BROKER:



By: \_\_\_\_\_ Acknowledged and agreed as of the date set forth above.

Patrick Butler, Broker-in-Charge

TRUSTEE:



\_\_\_\_\_ Acknowledged and agreed as of the date set forth above.

Randy Williams, not individually but solely as Trustee in the referenced matter.



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

## EXHIBIT "C"

Listing Firm					Selling Firm				
Tammey Randlese PROK 000673379 <input checked="" type="checkbox"/>					Buyer's Designated Agent Name & License Number				
C21 Sela PROK 0995699795					Brokerage Name & License Number				
Phone Number		Office		Fax	Phone Number		Office		Fax
Tammey Randlese C21 Sela.com					Email Address				
Delivered by Designated Agent to					Day	Date	Time	AM/PM	
Comments									
Received by Designated Agent					Day	Date	Time	AM/PM	

**LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL**

Date: 9/18/19

**PROPERTY DESCRIPTION:** I/We offer and agree to Buy/Sell the property at:

(Municipal Address) 3116 Runkle Dr.  
City Mansfield Zip 76072 Parish Tarrant ; Louisiana  
(Legal Description) AS PER UTE

on lands and grounds measuring approximately 604 100  
or as per record title; including all buildings, structures, component parts, and all installed, built-in, permanently attached improvements, together with all fences, security systems, all installed speakers or installed sound systems, all landscaping, all outside TV antennas, all satellite dishes, all installed and/or built-in appliances, all ceiling fans, all air conditioning or heating systems including window units, all bathroom mirrors, all window coverings, blinds and associated hardware, all shutters, all flooring, all carpeting, all cabinet tops, all cabinet knobs or handles, all doors, all door knobs or handles, all windows, all roofing, all electrical systems, and all installed lighting fixtures, chandeliers and associated hardware, other constructions permanently attached to the ground. If owned by the SELLER prior to date of this Agreement, standing timber, unharvested crops and ungathered fruits of trees on the property shall be conveyed to the BUYER. The following movable items here remain with the property, but are not to be considered as part of the Sale Price and have no value:                     

## Existing Problems

All items listed herein are included in the property sold no matter how they are attached or installed, provided that any or all of these items are in place at the time of signing of this Agreement to Buy or Sell (the "Agreement"), unless otherwise stated herein. (All of the above contained in lines 5 through 22 are collectively referred to herein as the "Property.") The following items are excluded from the Property sold:

BUYER'S Initial: \_\_\_\_\_

Page 1 of 9

SELLER'S Initials \_\_\_\_\_



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3116 ~~Levee Dr~~ ~~Marrero~~ LA 70072 9/18/19  
Property address, street, city, state, zip Date

29 **MINERAL RIGHTS:** If the SELLER transfers any mineral rights, they are to be transferred without warranty  
30 0 % mineral rights owned by the SELLER are to be reserved by the SELLER and the SELLER shall waive  
31 any right to use the surface for any such reserved mineral activity or use.

32  
33 **PRICE:** The Property will be sold and purchased subject to title and zoning restrictions, servitudes of record, and  
34 law or ordinances affecting the Property for the sum of  
35 One hundred Twelve thousand dollars (\$ 112,500 ) (the "Sale Price").

36  
37 **ACT OF SALE:** The Act of Sale is to be executed before a settlement agent or Notary Public to be chosen by the  
38 BUYER, on See Line 42, 20, or before if mutually agreed upon. Any change of the date  
39 for execution of the Act of Sale must be mutually agreed upon in writing and signed by the SELLER and the  
40 BUYER. At closing, the BUYER must provide "good funds" as required by Louisiana statute LA R.S. 22:22.512 et  
41 seq.

42 Act of Sale to be 15 Days after Court Approval  
43 **OCCUPANCY:** Occupancy/possession and transfer of keys/access is to be granted at Act of Sale unless mutually  
44 agreed upon in writing.

45  
46 **CONTINGENCY FOR SALE OF BUYER'S OTHER PROPERTY:**

47 ☐ This sale is contingent on the sale of other property by the BUYER and the contingency language found  
48 either in lines 302-307 or the attached addendum shall apply.  
49 ☒ This sale is not contingent upon the sale of other property by the BUYER nor is the loan needed by the  
50 BUYER to obtain the Sale Price contingent on the BUYER'S sale of any property.

51  
52 **FINANCING:**

53 ☒ **ALL CASH SALE:** The BUYER warrants the BUYER has cash readily available to close the sale of this  
54 Property.

55 ☐ **FINANCED SALE:** This sale is conditioned upon the ability of BUYER to borrow with this Property as  
56 security  
57 for the loan the sum of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the Sale  
58 Price by a mortgage loan or loans at an initial interest rate not to exceed \_\_\_\_\_ % per annum, interest and  
59 principal, amortized over a period of not less than \_\_\_\_\_ years, payable in monthly installments or on any other  
60 terms as may be acceptable to the BUYER provided that these terms do not increase the cost, fees or expenses  
61 to the SELLER. The loan shall be secured by (Check all that apply):

62 ☐ Fixed Rate Mortgage ☐ FHA Insured Mortgage  
63 ☐ Adjustable Rate Mortgage ☐ Owner Financing  
64 ☐ Rural Development ☐ Bond Financing  
65 ☐ VA Guaranteed Mortgage ☐ Conventional Mortgage  
66 ☐ Other \_\_\_\_\_

67  
68 The BUYER agrees to pay discount points not to exceed \_\_\_\_\_ % of the loan amount.

69 Other financing conditions: None  
70 \_\_\_\_\_  
71 \_\_\_\_\_

72 The BUYER acknowledges and warrants that the BUYER has available the funds which may be required to  
73 complete the sale of the Property including, but not limited to, the deposit, the down payment, closing costs, pre-  
74 paid items, and other expenses. If this sale is a Financed Sale, BUYER acknowledges that any terms and  
75 conditions imposed by the BUYER'S lender(s) or by Consumer Financial Protection Bureau Requirements shall not

BUYER'S Initial CHS Page 2 of 9 SELLER'S Initial IN



3116 Bente Drive Marion, VA 70072 9/18/19  
Property address, street, city, state, zip Date

76 affect or extend the BUYER'S obligation to execute the Act of Sale or otherwise affect any terms or conditions of  
77 this Agreement except as otherwise set forth herein. The BUYER shall supply the SELLER written documentation  
78 from a lender that a loan application has been made and the BUYER has given written authorization to lender to  
79 proceed with the loan approval process within (15) calendar days after the date of acceptance of this offer by  
80 both parties. If the BUYER fails to make loan application, and to supply SELLER with written documentation of  
81 that application and BUYER'S written authorization for lender to proceed with loan process within this period, the  
82 SELLER may, at the SELLER'S option, elect, in writing, to terminate the Agreement and declare the Agreement  
83 null and void, by giving the BUYER written notice of the SELLER'S termination. In the event the BUYER is not  
84 able to secure financing, the SELLER reserves the right to provide all or part of mortgage loan(s) under the terms  
85 set forth above.

86  
87 **PRORATIONS/OTHER COSTS:** Real estate taxes, flood insurance premium if assumed, rents, condominium  
88 dues, assessments, and/or other dues owed to homeowners associations and the like for the current year are to  
89 be prorated through the date of the Act of Sale. Act of Sale costs, abstracting costs, title search, title insurance  
90 and other costs required to obtain financing, shall be paid by the BUYER, unless otherwise stated herein. All  
91 necessary tax, mortgage, conveyance, release certificates or cancellations and the SELLER closing fees, if any,  
92 shall be paid by the SELLER. The SELLER shall pay all previous years' taxes, assessments, condominium dues,  
93 and/or dues owed to homeowners associations and the like. All special assessments bearing against the Property  
94 prior to Act of Sale, other than those to be assumed by written agreement, as of the date of the Act of Sale, are to  
95 be paid by the SELLER.

96  
97 **APPRAISAL:** ☐ This sale is NOT conditioned on appraisal. ☒ This sale IS conditioned on the appraisal of the  
98 Property being not less than the Sale Price. The SELLER agrees to provide the utilities for appraisals and access.  
99 If the appraised value of the Property is equal to or greater than the Sale Price, the BUYER shall pay the Sale  
100 Price agreed upon prior to the appraisal. If the appraised value is less than the Sale Price, the BUYER shall  
101 provide the SELLER with a copy of the appraisal within three (3) calendar days of receipt of same,  
102 along with the BUYER'S written request for the SELLER to reduce the Sale Price. Within three (3)  
103 calendar days after the SELLER'S receipt of such written documentation of the appraised value, the BUYER shall  
104 have the option to pay the Sale Price agreed upon prior to the appraisal or to void this Agreement unless the  
105 SELLER agrees in writing to reduce the Sale Price to the appraised value or all parties agree to a new Sale Price.

106  
107 **DEPOSIT:** Upon acceptance of this offer, or any attached counter offer, the SELLER and the BUYER shall be  
108 bound by all terms and conditions of this Agreement, and the BUYER or the BUYER'S agent shall deliver within  
109 72 hours, upon notice of acceptance of the offer, the BUYER'S deposit (the "Deposit") in the amount of  
110 \$ 1000 or        % of the Sale Price to be paid in the form of:

111 Cash \$                                  ☒ Certified Funds \$ 1000  
112 Check \$                                  Electronic Transfer (EFT) \$                                 

113 The Deposit shall be held by: ☐ Listing Broker ☐ Selling Broker ☒ Third Party

**DEPOSIT HELD BY THIRD PARTY:** Louisiana Administrative Code Article Title 46, Part LXVII, Section 2717 requires that funds received in a real estate sales transaction shall be deposited in the appropriate sales escrow checking account, rental trust checking account or Deposit trust checking account of the listing or managing broker ("Broker") unless all parties having an interest in the funds have agreed otherwise in writing. I agree to have the Deposit related to this transaction to be held by a third party and not in a sales escrow account maintained by the Broker. I understand that the Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds. By signature below, I acknowledge that I have read the attached addendum and acknowledge the Broker is not legally required to disburse a

DocuSigned by:  
George H. Salts with LAC 46:LXVII.2901 when a third party holds the Deposit.  
16C8BD8DA4B446D...  
BUYER                                  SELLER                                   
BUYER                                  SELLER                                 

BUYER'S Initial:                                  Page 3 of 9 SELLER'S Initial:                                 



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3116 Santa O. Morrow, LA 70072 9/18/19  
Property address, street, city, state, zip Date

114 Failure to deliver the Deposit shall be considered a default of this Agreement. If the Deposit is held by a Broker, it  
115 must be held in accordance with the rules of the Louisiana Real Estate Commission in a federally insured banking  
116 or savings and loan institution without responsibility on the part of the Broker in the case of failure or suspension  
117 of such institution. In the event the parties fail to execute an Act of Sale by date specified herein, and/or a dispute  
118 arises as to ownership of, or entitlement to, the Deposit or funds held in escrow, the Broker shall abide by the  
119 Rules and Regulations set forth by the Louisiana Real Estate Commission.

120  
121 **RETURN OF DEPOSIT:** The Deposit shall be returned to the BUYER and this Agreement declared null and void  
122 without demand in consequence of the following events:

123 1) If this Agreement is declared null and void by the BUYER during the inspection and due diligence period as set  
124 forth in lines 167 through 200 of this Agreement;

125  
126 2) If this Agreement is subject to the BUYER'S ability to obtain a loan and the loan cannot be obtained, except as  
127 stated in lines 72 through 85 of this Agreement, but only if the BUYER has made good faith efforts to obtain the  
128 loan;

129  
130 3) If the SELLER declares the agreement null and void for failure of BUYER to comply with written document  
131 requirements as set forth in lines 80 through 85.

132  
133 4) If the BUYER conditions the Sale Price on an appraisal and the appraisal is less than the Sale Price and the  
134 SELLER will not reduce the Sale Price as set forth in lines 97 through 105 of this Agreement;

135  
136 5) If the BUYER timely terminates the Agreement after having received the leases or assessments, as set forth in  
137 lines 149 through 154 of this Agreement;

138  
139 ~~6) If the SELLER is unable to timely deliver to the BUYER an approved sewerage and/or water inspection report  
140 as set forth in lines 202 through 211~~

141  
142 ~~7) If the SELLER chooses not to repair or replace the sewer system(s) as per the SEPTIC/WATER WELL  
143 ADDENDUM, and the BUYER terminates the agreement as a result thereof;~~

144  
145 ~~8) If the SELLER chooses not to repair or replace the private water well system(s) as per the SEPTIC/WATER  
146 WELL ADDENDUM, and the BUYER terminates the agreement as a result thereof;~~

147  
148  
149 **LEASES/SPECIAL ASSESSMENTS:** The sale is conditioned upon the BUYER'S receipt of a copy of all written  
150 leases, excluding mineral leases, and unpaid special assessments from the SELLER within five (5) calendar days  
151 of acceptance of the Agreement. Special assessments shall mean an assessment levied on Property to pay the  
152 cost of local improvements imposed by local governmental/governing authority. The BUYER will have five (5)  
153 calendar days after receipt of the aforementioned documents to notify the SELLER whether they are acceptable  
154 to the BUYER. Security deposits, keys/access and leases are to be transferred to the BUYER at Act of Sale.

155  
156 **NEW HOME CONSTRUCTION:** If the property to be sold is completed new construction, under construction, or to  
157 be constructed, check one:

158 ☐ A new home construction addendum, with additional terms and conditions, is attached.

159 ☐ There is no new home construction addendum.

160  
161 **INSPECTION AND DUE DILIGENCE PERIOD:** The BUYER ACKNOWLEDGES THAT THE SALE PRICE OF  
162 THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S APPARENT CURRENT CONDITION;  
163 ACCORDINGLY, the SELLER IS NOT OBLIGATED TO MAKE REPAIRS TO THE PROPERTY, INCLUDING  
164 REPAIRS REQUIRED BY THE LENDER UNLESS OTHERWISE STATED HEREIN. THE SELLER IS  
165 RESPONSIBLE FOR MAINTAINING THE PROPERTY IN SUBSTANTIALLY THE SAME OR BETTER  
166 CONDITION AS <sup>DS</sup> WHEN THE AGREEMENT WAS FULLY EXECUTED.

BUYER'S Initials <sup>DS</sup> GHS

Page 4 of 9

SELLER'S Initials <sup>DS</sup> ✓





3116 Santa Fe Marney LA 70072

Property address, street, city, state, zip

9/18/19  
Date

167 The BUYER shall have an inspection and due diligence period of (10) calendar days, commencing the first  
168 day after acceptance of this Agreement wherein, the BUYER may, at the BUYER'S expense, have any  
169 inspections made by experts or others of his choosing. Such physical inspections may include, but are not limited  
170 to, inspections for termites and other wood destroying insects, and/or damage from same, molds, and fungi  
171 hazards, and analysis of synthetic stucco, drywall, appliances, structures, foundations, roof, heating, cooling,  
172 electrical, plumbing systems, utility and sewer availability and condition, out-buildings, and square footage. Other  
173 due diligence by the BUYER may include, but is not limited to investigation into the property's school district,  
174 insurability, flood zone classifications, current zoning and/or subdivision restrictive covenants and any items  
175 addressed in the SELLER'S Property Disclosure Document. All testing shall be nondestructive testing. The  
176 SELLER agrees to provide the utilities for inspections and immediate access. Inspection period will be extended  
177 by the same number of days that the BUYER is not granted immediate access to the property or all utilities are  
178 not provided by the SELLER. If the BUYER is not satisfied with the condition of the Property or the results of the  
179 BUYER'S due diligence investigation, the BUYER may choose one of the following options within the inspection  
180 and due diligence period:

181

182 Option 1: The BUYER may elect, in writing, to terminate the Agreement and declare the Agreement null and void;  
183 or

184 Option 2: The BUYER may indicate in writing the deficiencies and desired remedies and the SELLER will within  
185 seventy two (72) hours respond in writing as to the SELLER'S willingness to remedy those deficiencies  
186 ("SELLER'S Response").

187

188 Should the SELLER in the SELLER'S Response refuse to remedy any or all of the deficiencies listed by the  
189 BUYER, then the BUYER shall have seventy-two (72) hours from the date of the SELLER'S Response or  
190 seventy-two (72) hours from the date that the SELLER'S Response was due, whichever is earlier, to: (a) accept  
191 the SELLER'S Response to the BUYER'S written requests or (b) accept the Property in its current condition, or (c)  
192 to elect to terminate this Agreement. The BUYER'S response shall be in writing. Upon the BUYER'S failure to  
193 respond to the SELLER'S Response by the time specified or the BUYER'S electing, in writing, to terminate this  
194 Agreement, the Agreement shall be automatically, with no further action required by either party, ipso facto null  
195 and void except for return of Deposit to the BUYER.

196

197 FAILURE TO GIVE WRITTEN NOTICE OF EITHER TERMINATION OR DEFICIENCIES AND DESIRED  
198 REMEDIES TO THE SELLER (OR THE SELLER'S DESIGNATED AGENT) AS SET FORTH IN LINES 161  
199 THROUGH 180 WITHIN THE INSPECTION AND DUE DILIGENCE PERIOD SHALL BE DEEMED AS  
200 ACCEPTANCE BY THE BUYER OF THE PROPERTY'S CURRENT CONDITION.

201

202 **PRIVATE WATER/SEWERAGE:**

203 ☐ There is/are (1) private water system(s) servicing only the primary residence, and the attached  
204 private Septic/Water Addendum inspections shall include only the system(s) supplying service to the primary  
205 residence.

206

207 ☐ There is/are ( ) private septic/treatment system(s) servicing only the primary residence and  
208 the attached private Septic/Water Addendum inspections shall include only those systems supplying service to  
209 the primary residence.

210

211 ☒ There is NO private septic/treatment system(s) servicing only the primary residence.

212

213 **HOME SERVICE/WARRANTY:** A home service/warranty plan ☐ will / ☒ will not be purchased at the closing of  
214 sale at a cost not to exceed \$ \_\_\_\_\_ to be paid by ☐ the BUYER / ☐ the SELLER. Home Service  
215 Warranty will be \_\_\_\_\_

BUYER'S Initials

Page 5 of 9

SELLER'S Initials



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3116 Santa E. Monro, LA 70072 9/18/19  
Property address, street, city, state, zip Date

216 It is understood that the Agent/Broker may receive compensation from the home warranty company for actual  
217 services performed. The home service warranty plan does not warrant pre-existing defects and options, and does  
218 not supersede or replace any other inspection clause or responsibilities. If neither the BUYER nor the SELLER  
219 accepts the home service warranty plan, they declare that they have been made aware of the existence of such a  
220 plan, and further declare that they hold the Broker and Agents harmless from any responsibility or liability due to  
221 their rejection of such a plan.

222  
223 **WARRANTY OR AS IS CLAUSE WITH WAIVER OF RIGHT OF REDHIBITION: (CHECK ONE ONLY)**

224 ☐ A. SALE WITH WARRANTIES: The SELLER and the BUYER acknowledge that this sale shall be with full  
225 SELLER warranties as to any claims or causes of action including but not limited to redhibition pursuant to  
226 Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq.

227 ☒ B. SALE "AS IS" WITHOUT WARRANTIES: The SELLER and the BUYER hereby acknowledge and recognize  
228 that the Property being sold and purchased is to be transferred in "as is" condition and further the BUYER does  
229 hereby waive, relieve and release the SELLER from any claims or causes of action for redhibition pursuant to  
230 Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of Sale Price pursuant to  
231 Louisiana Civil Code Article 2541, et seq. Additionally, the BUYER acknowledges that this sale is made without  
232 warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. The SELLER and  
233 the BUYER agree that this clause shall be made a part of the Act of Sale.

234 ☐ C. NEW HOME WARRANTIES. Notwithstanding lines 223 through 233 and irrespective of whether A or B  
235 above is checked, if the Property is a new construction, the parties agree that neither A or B will apply but instead  
236 the provisions of the New Home Warranty Act (LA R.S. 9:3141 et seq.) shall apply. The warranty of condition of  
237 this Property is governed by the New Home Warranty Act if a home on the Property is a "home" as defined in the  
238 New Home Warranty Act.

240 **MERCHANTABLE TITLE/CURATIVE WORK:** The SELLER shall deliver to the BUYER a merchantable title at  
241 the SELLER'S costs (see lines 244 through 246). In the event curative work in connection with the title to the  
242 Property is required or is a requirement for obtaining the loan(s) upon which this Agreement is conditioned, the  
243 parties agree to and do extend the date for passing the Act of Sale to a date not more than  
244 thirty (30) calendar days from the date of the Act of Sale stated herein. The  
245 SELLER'S title shall be merchantable and free of all liens and encumbrances except those that can be satisfied at  
246 Act of Sale. All costs and fees required to make title merchantable shall be paid by the SELLER. The SELLER  
247 shall make good faith efforts to deliver merchantable title. The SELLER'S inability to deliver merchantable title  
248 within the time stipulated herein shall render this Agreement null and void, reserving unto the BUYER the right to  
249 demand the return of the Deposit and to recover from the SELLER actual costs incurred in processing of sale.  
250 ~~and to recover from the SELLER actual costs incurred in processing of sale.~~  
251 ~~and to recover from the SELLER actual costs incurred in processing of sale.~~

252 **FINAL WALK THROUGH:** The BUYER shall have the right to re-inspect the Property within five (5) calendar  
253 days prior to the Act of Sale, or occupancy, whichever will occur first in order to determine if the Property is in the  
254 same or better condition as it was at the initial inspection(s) and to insure all agreed upon repairs have been  
255 completed. ~~THE SELLER agrees to provide the means for the final walk through and immediate access to the~~  
256 ~~Property.~~

258 **DEFAULT OF AGREEMENT BY THE SELLER:** In the event of any default of this Agreement by the SELLER,  
259 the BUYER shall at the BUYER'S option have the right to declare this Agreement null and void with no further  
260 demand, or to demand and/or sue for any of the following:

262 1) Termination of this Agreement; 2) Specific performance; 3) Damages; 4) Costs of this Agreement and any amount  
263 ~~as stipulated damages.~~

BUYER'S Initials \_\_\_\_\_

Page 6 of 9

SELLER'S Initials \_\_\_\_\_



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3116 Gentle Dr. Marrero, LA 70072

9/18/19  
Date

Property address, street, city, state, zip

264 Further, the BUYER shall be entitled to the return of the Deposit. ~~The prevailing party to any litigation brought to~~  
265 ~~enforce any provision of this Agreement shall be awarded the attorney fees and costs. The SELLER may also be~~  
266 ~~liable for broker fees.~~

267  
268 **DEFAULT OF AGREEMENT BY BUYER:** In the event of any default of this Agreement by the BUYER, the  
269 SELLER shall have at the SELLER'S option the right to declare this Agreement null and void with no further  
270 demand, or to demand and sue for any of the following: 1) Termination of this Agreement, ~~2) Specific~~  
271 ~~performance of, or rescission of, this Agreement, and an amount equal to 10% of the Sale Price as liquidated~~  
272 ~~damages.~~

273  
274 Further, the SELLER shall be entitled to retain the Deposit. ~~The prevailing party to any litigation brought to~~  
275 ~~enforce any provision of this Agreement shall be awarded the attorney fees and costs. The SELLER may also be~~  
276 ~~liable for broker fees.~~

277  
278 **MOLD RELATED HAZARDS NOTICE:** An informational pamphlet regarding common mold related hazards that  
279 can affect real property is available at the EPA website <http://www.epa.gov/iaq/molds/index.html>. By initialing  
280 this page of the Agreement, the BUYER acknowledges that the real estate agent has provided the BUYER with  
281 the EPA website enabling the BUYER to obtain information regarding common mold related hazards.

282  
283 **OFFENDER NOTIFICATION:** The Louisiana State Police maintains the State Sex Offender and Child Predator  
284 Registry through the Louisiana Bureau of Criminal Identification and Information. It is a public access database of  
285 the locations of individuals who are required to register pursuant to LA R.S. 15:540, et seq. The website for the  
286 database is <http://www.lsp.org/socpr/default.html>. Sheriff and police departments serving jurisdictions of  
287 450,000 also maintain such information. Inquiries can be made by phone at 1-800-858-0551 or 1-225-925-6100.  
288 Send written inquiries to Post Office Box 66614, Box A-6, Baton Rouge, Louisiana 70896.

289  
290 **FLOOD HAZARD INFORMATION:**  
291 An Informational website regarding flood hazards that can affect real property is available at the FEMA website  
292 <https://msc.fema.gov/portal>.

293  
294 **CHOICE OF LAW:** This Agreement shall be governed by and shall be interpreted in accordance with ~~the laws of~~  
295 ~~the State of Louisiana.~~ APPLICABLE FEDERAL LAW

296  
297 **DEADLINES:** TIME IS OF THE ESSENCE and all deadlines are final, except where modifications, changes, or  
298 extensions are made in writing and signed by all parties to this Agreement. All "calendar days" as used in this  
299 Agreement shall end at 11:59 p.m. in Louisiana.

300  
301 **ADDITIONAL TERMS AND CONDITIONS:**

302 Purchaser agrees to pay \$3500 Buyer's Premium  
303 Offer is contingent on Court Approval.

304 - There will not be any adjustments to taxes paid/assumed after closing;

305 - At closing the Trustee will provide a special warranty deed;

306 - Seller is a bankruptcy Trustee and has no knowledge, and makes no representation of, any physical, environmental or legal aspect of the property  
307 being sold and that buyer is relying solely on its own information/investigation with regard to all aspects of this transaction;

308  
309 **ROLES OF BROKERS AND DESIGNATED AGENTS:** Broker(s) and Designated Agent(s) have acted only as  
310 real estate brokers to bring the parties together and make no warranty to either party for performance or non-  
311 performance of any part of this Agreement or for any warranty of any nature unless specifically set forth in writing.

BUYER'S Initials

Page 7 of 9

SELLER'S Initials



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3114 Sherita A. Mamm, LA 70072 9/18/19  
Property address, street, city, state, zip Date

312 Broker(s) and Designated Agent(s) make no warranty or other assurances whatsoever concerning Property  
313 measurements, square footage, room dimensions, lot size, Property lines or boundaries. Broker(s) and  
314 Designated Agent(s) make no representations as to suitability or to a particular use of the Property, and the  
315 BUYER has or will independently investigate all conditions and characteristics of the Property which are important  
316 to the BUYER. The BUYER is not relying on the Broker or the Designated Agent(s) to choose a representative to  
317 inspect or re-inspect the Property; the BUYER understands any representative desired by the BUYER may  
318 perform this function. In the event Broker/Agent(s) provides names or sources for such advice or assistance,  
319 Broker/Agent(s) does not warrant the services of such experts or their products and cannot warrant the condition  
320 of Property or interest to be acquired or guarantee that all defects are disclosed by the SELLER(S).  
321 Broker/Agent(s) do not investigate the status of permits, zoning, code compliance, restrictive covenants, or  
322 insurability. The Broker(s) and Designated Agent(s) specifically make no warranty whatsoever as to whether or  
323 not the Property is situated in or out of the Government's hundred-year flood plan or is or would be classified as  
324 wetlands by the U.S. Army Corps of Engineers, or as to the presence of wood destroying insects or damage there  
325 from. The BUYER(S) are to satisfy themselves concerning these issues. Designated Agent shall be an  
326 independent contractor for Broker if the conditions as set forth in LA R.S. 37:1446(h) are met.  
327

328 **LIST ADDENDA TO BE ATTACHED AND MADE A PART OF THIS AGREEMENT:**

- 329 ☐ Contingency for Sale of the BUYER'S Other Property Addendum ☐ Private Water/Sewerage Addendum  
330 ☐ Condominium Addendum ☐ Deposit Addendum  
331 ☐ FHA Amendatory Clause ☐ \_\_\_\_\_  
332 ☐ New Construction Addendum ☐ \_\_\_\_\_  
333

334 If any of the pre-printed portions of this Agreement vary or are in conflict with any additional or modified terms on  
335 blanks provided in this form or Addendum attached to this Agreement, the additional, modified or Addendum  
336 provisions control.  
337

338 **SINGULAR – PLURAL USE:** Wherever the word BUYER or the word SELLER occurs in this Agreement or is  
339 referred to, the same shall be construed as singular or plural, masculine or feminine or neuter, as the case may  
340 be.  
341

342 **ACCEPTANCE:** Acceptance of this Agreement must be in writing. This agreement may be executed by use of  
343 electronic signatures, in accordance with the Louisiana Uniform Electronic Transaction Act. The original of this  
344 Agreement shall be delivered to the listing Broker's firm. This Agreement and any supplement addendum or  
345 modification relating hereto, including any photocopy, facsimile or electronic transmission thereof, may be  
346 executed in two or more counterparts, all of which shall constitute one and the same Agreement.  
347

348 **NOTICES AND OTHER COMMUNICATIONS:** All notices, requests, claims, demands, and other communications  
349 related to or required by this Agreement shall be in writing. Notices permitted or required to be given (excluding  
350 service of process) shall be deemed sufficient if delivered by (a) mail, (b) hand delivery; (c) overnight delivery; (d)  
351 facsimile, (e) email, or (f) other e-signature transmissions addressed to the respective addresses of the parties as  
352 (a) written on the first page of this Agreement; (b) as designated below on lines 361 through 370; or (c) at such  
353 other addresses as the respective parties may designate by written notice.  
354

355 The BUYER and SELLER agree the use of electronic documents and digital signatures is acceptable and will be  
356 treated as originals of the signatures and documents transmitted in the above referenced real estate transaction.  
357 Specifically, the BUYER and SELLER consent to the use of electronic documents, the electronic transmission of  
358 documents, and the use of electronic signatures pertaining to this Agreement, and any supplement addendum or  
359 modification relating thereto, including but not limited to any notices, requests, claims, demands and other  
360 communications <sup>DS</sup> in the Agreement.

BUYER'S Initials GHS

Page 8 of 9

SELLER'S Initials W





DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C

3116 Santa O. Marmora, VA 70072 9/18/19  
Property address, street, city, state, zip Date

361 ☐ The BUYER further authorizes his or her agent to electronically deliver notices and other communications to  
362 the email address he or she provided to his or her agent. Furthermore, the Buyer authorizes the Seller's agent to  
363 electronically deliver notices and communications to be delivered to the following address:  
364

365 BUYER's Agent email address(es): Jammy Randoles @ C21Sela.com

366 ☐ The SELLER further authorizes his or her agent to electronically deliver notices and other communications to  
367 the email address he or she provide to his or her agent. Furthermore, the Seller authorizes the Buyer's agent to  
368 electronically deliver notices and communications to be delivered to the following address:  
369

370 SELLER's Agent email address(es): Jammy Randoles @ C21Sela.com

371 The authorization contained in this Section is not an authorization for the Buyer's agent to communicate directly  
372 with the Seller or a Seller's agent to communicate directly with the Buyer.  
373

374 **CONTRACT:** This is a legally binding contract when signed by both the SELLER and the BUYER. READ IT  
375 CAREFULLY. If you do not understand the effect of any part of this Agreement seek legal advice before signing  
376 this contract or attempting to enforce any obligation or remedy provided herein.  
377

378 **ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between the parties, and any other  
379 agreements not incorporated herein in writing are void and of no force and effect.  
380

381 **EXPIRATION OF OFFER:**

382 This offer is binding and irrevocable until Sept 30, 2019 at 5:40 PM. The  
383 Acceptance of this offer must be communicated to the offering party by the deadline stated on line 382 to be  
384

385 DocuSigned by:  
386 George H. Salty 9/18/2019 X

387 ☒ Buyer's / ☐ Seller's Signature Date/Time ☐ AM ☐ PM ☐ Buyer's / ☐ Seller's Signature Date/Time ☐ AM ☐ PM

388  
389 Print Buyer's/Seller's Full Name (First, Middle, Last) Print Buyer's/Seller's Full Name (First, Middle, Last)

391 This offer was presented to the ☐ Seller ☐ Buyer by Day/ Date/ Time ☐ AM ☐ PM ☐ NOON

392 see amendments herein  
393 This offer is: ☐ Accepted ☐ Rejected (without counter) ☒ Countered (See Attached Counter) by:

394 X X

396 ☐ Buyer's / ☐ Seller's Signature Date/Time ☐ AM ☐ PM ☐ Buyer's / ☒ Seller's Signature Date/Time ☐ AM ☐ PM

397  
398 Print Buyer's/Seller's Full Name (First, Middle, Last) Print Buyer's/Seller's Full Name (First, Middle, Last)  
399 9/20/19

This offer was presented to the ☐ Seller ☒ Buyer by Day/ Date/ Time ☐ AM ☐ PM ☐ NOON



DocuSign Envelope ID: B80FF0DD-B138-4560-9E7D-06139671DD5C



## DEPOSIT ADDENDUM TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

### DEPOSIT HELD BY BROKER<sup>1</sup>

When a dispute exists in a real estate transaction regarding the ownership or entitlement to funds held in a sales escrow checking account, the broker holding the funds is required to send written notice to all parties and licensees involved in the transaction. Within 60 days of the scheduled closing date or knowledge that a dispute exists, whichever occurs first, the broker shall do one of the following:

1. disburse the funds upon the written and mutual consent of all of the parties involved;
2. disburse the funds upon a reasonable interpretation of the contract that authorizes the broker to hold the funds. Disbursement may not occur until 10 days after the broker has sent written notice to all parties and licensees;
3. place the funds into the registry of any court of competent jurisdiction and proper venue through a concursus proceeding;
4. disburse the funds upon the order of a court of competent jurisdiction;
5. disburse the funds in accordance with the Uniform Unclaimed Property Act of 1997 as set forth in R.S. 9:151 et seq.

### DEPOSIT HELD BY THIRD PARTY

These requirements do not apply when a dispute arises regarding the ownership or entitlement to a Deposit held by a third party. The Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds.

Deposit held by: Court or sellers title agent

DocuSigned by: <u>George H. Saltz</u> 18C8BD8DA4B446D...			
Buyer's Signature <u>George H. Saltz</u>		Buyer's Signature	
Print Name		Print Name	
<u>9/18/2019</u>			
Date	Time	AM	PM
Seller's Signature		Seller's Signature	
Print Name		Print Name	
<u>Kenneth J. Truitt</u>			
Date	Time	AM	PM
<u>9/20/19</u>			

<sup>1</sup> Louisiana Administrative Code Title 46, Chapter LVXII, Section 2901.